

**MINUTES
BOROUGH OF WATCHUNG
BOARD OF ADJUSTMENT
December 19, 2013**

Chairman Cronheim called the meeting to order at 7:30 pm and stated that notice of this meeting has been posted in Borough Hall, filed with the Borough Clerk and given to the Echoes-Sentinel, Journal and the Courier-News in conformance with the N.J.S.A. 10:4-6 et seq. The salute to the flag followed.

Present on roll call: Chairman Cronheim, Hunsinger, Fechtner, Brown, Dallas, Kita Panzarella, Bell, and Clemens

Absent on roll call:

Also Present: John P. McDonald, Esq., Attorney

Not Present: Edward P. Bennett, Jr., Zoning Officer, and David A. Stires, PE, PP, Engineer

The minutes from October 3, 2013 were approved unanimously at the call of roll.

APPLICATIONS CARRIED UNTIL JANUARY 9, 2013:

BA 11-15 Badin, 65 Glen Eagles Drive, Block 401 Lot 2 – Any and all variances needed to exceed the required impervious surface coverage of 25% to allow 29%.

BA 13-12 Bisignano, 20 Jared Court, Block 6802 Lots 17 & 19.01 – Any and all variances needed to erect a non-conforming fence.

BA 10-12 Sun, 12 Kappelmann, Block 403 lot 11.01 – Any and all variances for an addition exceeding impervious surface coverage, 25% allowed, 33.06% proposed

APPEAL: BA 15-12 Edman – Appeal decision regarding 861 Johnston Drive.

Applications

BA 13-08 Silagi, 121 Valley Road, Block 4301 Lot 34 – Any and all variances needed to erect a shed with a side yard setback of 4 ½ feet where 10 feet is required

Mr. Thomas Silagi and Mrs. Ronna Silagi appeared before the Board. Mr. Silagi began by giving a history of his property from when he purchased it in 1995. Mr. Silagi explained and showed pictures, that there was an existing shed that was 8 X 16 and 10 feet high, to the peak of the roof, it sat on a slab that was 12 X 22, over the years the shed had become deteriorated and was leaking. He took it down and began building a new shed. The new shed would sit and encompass the existing 12 X 22 slab and it would be 14 feet high to the peak. The existing slab sits approximately 4 ½ feet off the property line.

Mr. Bennett was asked to explain why the Silagi's were here. He stated that the Silagis' had an existing non-conforming structure prior to it being removed, the ordinance states that an accessory structure should be 10 ft from the property line. Since they are making the shed larger and the slab still sits in the same location the same non-conforming issue exists.

Mr. Hunsinger asked how long the overhang of the new shed would be? Mr. Silagi stated approx.. 18 inches. Mr. Hunsinger stated that technically the shed eave would sit 3 ft from the neighbors' property.

Chairman Cronheim asked about the drainage easement that was shown on the applicants survey. Mr. Silagi stated that the title company was unable to find any documentation of this and there is no amendment to his deed.

Chairman Cronheim asked if there was anyone from the public that would like to ask a question.

Hearing none he closed that portion.

Chairman Cronheim asked Mr. Silagi if he had any further testimony to give. Having none Chairman Cronheim asked if anyone from the public had any comments either for or against the application.

Mr. John and Mrs. Patricia Price stated that although Mr. Silagi believes there is no detriment to them and their property they disagree. Mr. and Mrs. Price presented pictures giving a perspective of their view at their pool area and backyard.

Mr. Silagi at this time presented more pictures and a survey of the neighbors property to show that he felt it directly affect them.

Chairman Cronheim asked Mr. and Mrs. Price if this shed was placed in an area where it would be compliant would they have a problem. Mr. Price stated that if the shed was within the guidelines of the ordinance there would be no reason to be here, but the applicant is not and that is why we are here. Chairman Cronheim then stated that at this time he would like to have Arlene McCoy, Watchung Borough Assistant Engineer speak with Mr. Silagi regarding any drainage that may be necessary, he continued to state that if Mr. Silagi is required to add any drainage if may be in is interest to move if or change the configuration. Chairman Cronheim also asked Mr. Silagi to look into that drainage easement, with his title company and the Borough Engineers Office.

At this time the application would be carried until the January meeting in order for Mrs. McCoy to give the Board a brief report as to what may or may not be needed and any findings on the drainage easement that is shown on the survey.

BA 13-09 Borough of Watchung, 840 Somerset Street, Block 4501 Lot 1.08 – Any and all variances needed to erect an accessory structure in the front yard.

Mr. Tom Herits, Watchung Borough Engineer appeared before the Board. Mr. Herits explained that the garage was needed for equipment and supplies for DPW. It would be a pole barn that will sit on adjacent to the DPW building but on the Police Station property.

Mr. Bennett stated that although the shed would sit behind the DPW building it is on the Police Station property and would sit in the front yard area which our Ordinance does not allow.

Mr. Clemens asked about the wall that recently fell behind DPW and how this would affect the shed.

Mr. Herits stated nothing would occur until the Borough had the proper approvals regarding safety etc.

Chairman Cronheim asked if there were any questions or comments from the public, none heard he closed that portion of the public meeting.

Chairman Cronheim made a motion to approve the application Mr. Bell seconded it. The unanimously approved the application at the call of roll.

DISCUSSION:

MSP Construction Corp – Placement of construction trailer on Blue Star Shopping Center property during Watchung Borough Sewer Project.

Mr. Herits appeared on behalf of the Borough regarding this application. Mr. Herits explained the Borough is extending the sewer line up on Johnston Drive. The contractor has requested a work trailer during the duration of the project. Chairman Cronheim stated that permission had been granted by Levin and that this was no different than the prior approvals given to PSE&G and to the use of the parking lot at the Weldon Quarry.

All members were in favor of the temporary use at the call of roll.

There being no further business before the board, the meeting was adjourned until the next regularly scheduled meeting of January 9, 2014 at 7:30 pm.

Respectfully submitted,

Catherine M. Hammel
Clerk, Board of Adjustment